

141.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
863,000 / 863,000

USE VALUE:

863,000 / 863,000

ASSESSED:

863,000 / 863,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SUGARMAN RITA	
Owner 2: HANTGAN JEFFREY C	
Owner 3:	

Street 1: 20 WALNUT TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JONES-WYLY SUSAN -

Owner 2: -

Street 1: 20 WALNUT TERR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,310 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2248 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

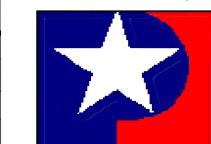
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8310		Sq. Ft.	Site		0	70.	0.81	8									468,513						468,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8310.000	393,700	800	468,500	863,000			91135
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/07/15		

1 of 1 CARD ARLINGTON

APPRAISED: 863,000 / 863,000
USE VALUE: 863,000 / 863,000
ASSESSED: 863,000 / 863,000
Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	91135
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:10:35
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,600	800	8,310.	468,500	862,900	862,900	Year End Roll	12/18/2019
2019	101	FV	312,000	800	8,310.	468,500	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	312,000	800	8,310.	415,000	727,800	727,800	Year End Roll	12/20/2017
2017	101	FV	312,000	800	8,310.	348,000	660,800	660,800	Year End Roll	1/3/2017
2016	101	FV	356,100	800	8,310.	348,000	704,900	704,900	Year End	1/4/2016
2015	101	FV	220,200	800	8,310.	301,200	522,200	522,200	Year End Roll	12/11/2014
2014	101	FV	220,200	800	8,310.	291,100	512,100	512,100	Year End Roll	12/16/2013
2013	101	FV	220,200	800	8,310.	277,100	498,100	498,100		12/13/2012

Parcel ID

141.0-0007-0011.0

TAX DISTRICT**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES-WYLY SUSA	50663-329		1/31/2008		517,000	No	No		
JONES MORGAN M	41652-428		12/19/2003	Family		1	No	No	
SEWALL KATHRYN	28717-592		6/17/1998		306,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2014	1486	Alterati	24,000					Install new A/C sy
7/22/2014	886	Att. Gar	206,680					
8/30/2006	733	New Wind	2,000					
6/28/2006	535	New Wind	3,000					
1/31/2006	63	New Wind	7,000					
10/10/1996	536	Manual	2,750					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2015	Measured	PC	PHIL C
7/28/2014	Info Fm Prmt	PC	PHIL C
1/9/2009	Measured	345	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:	5 - Cape	Full Bath:	2	Rating:	Very Good				
Sty Ht:	2 - 2 Story	A Bath:		Rating:					
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good		
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	1 - Wood	1/2 Bath:		Rating:					
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:					
Sec Wall:		OthrFix:		Rating:					
Roof Struct:	1 - Gable	RESIDENTIAL GRID							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1			
Color:	BLUE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		Frpl:	1	Rating:	Good	Other			
GENERAL INFORMATION		WSFlue:		Rating:		Upper			
Grade: C - Average		CONDOS INFORMATION							
Year Blt: 1952	Eff Yr Blt:	Location:							
Alt LUC:	Alt %:	Total Units:							
Jurisdict:	Fact: .	Floor:							
Const Mod:			% Own:						
Lump Sum Adj:			Name:						
DEPRECIATION		REMODELING		RES BREAKDOWN					
Rhs Cond: VC	Very Good	1.6	%	Exterior:	No Unit	RMS	BRS	FL	
				Interior:	1	7	3	M	
				Additions:					
INTERIOR INFORMATION									

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	VG - very Good
Prim Int Wall:	2 - Plaster	Functional:	
Sec Int Wall:		Economic:	
Partition:	T - Typical	Special:	
Prim Floors:	3 - Hardwood	Override:	
Sec Floors:		Total:	
Bsmnt Flr:	4 - Carpet	CALC SUMMARY	
Subfloor:		Basic \$ / SQ:	105.00
Bsmnt Gar:	1	Size Adj.:	1.19630599
Electric:	3 - Typical	Const Adj.:	1.00999999
Insulation:	2 - Typical	Adj \$ / SQ:	126.868
Int vs Ext:	S	Other Features:	120539
Heat Fuel:	2 - Gas	Grade Factor:	1.00
Heat Type:	15 - H.V.A.C	NBHD Inf:	1.00000000
# Heat Sys:	1	NBHD Mod:	
% Heated:	100	LUC Factor:	1.00
Solar HW:	NO	Adj Total:	412703
% Com Wall:		Depreciation:	18984
		Depreciated Total:	393719

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

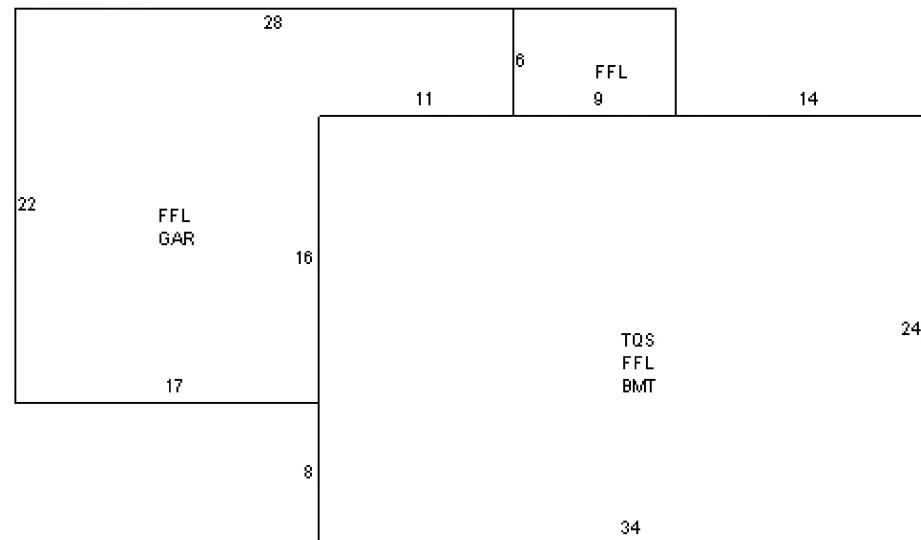
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	112X26	G	AV	1960	4.31	T	40.8	101			800			800

PARCEL ID | 141.0-0007-0011.



SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,310	126.870	166,197	BMT	100	RRM	40	A	
BMT	Basement	816	47.960	39,132						
TQS	3/4 Story	612	126.870	77,643						
GAR	Garage	440	20.890	9,191						
Net Sketched Area:		3,178	Total:	292,163						
Size Ad	1922	Gross Are	3382	FinArea	2248					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

IMAGE